**DATE:** January 3, 2008

**TO:** Community, Economic and Human Development Committee
213-236-1875, harris@scag.ca.gov

**FROM:** Lynn Harris, Manager of Community Development

**SUBJECT:** 2008 RTP Strategic Growth Opportunity Areas

## BACKGROUND:

During the 2008 Regional Transportation Plan (RTP) process, SCAG expanded its transportation modeling capability to include an analysis of short trips, often made *within* Transportation Analysis Zones (TAZs), including walking and transit trips. As robust as it is SCAG's transportation model is focused on measuring likely trips *between* TAZs and has limited capability to estimate shorter, often non-auto trips. The technique for measuring these intrazonal trips has been nicknamed a 4D Analysis. The 4D Model analyzes an area's mix of land uses, density and access to transit in order to predict the additional transportation efficiencies of compact communities where residents can meet many of their needs within a short walk or transit ride or even through a "park once" district or area. The 4D Analysis quantifies walkability improvements, increases in transit access, and reductions in driving, primarily through Vehicle Miles Traveled (VMT).

Using the results of the 4D Analysis, it is possible to identify cities, and more importantly, specific areas within cities, that could realize transportation benefits as a result of land use patterns depicted in the Draft 2008 RTP Policy Alternative. The analysis reveals that many areas in the SCAG region could experience improvements in walkability, transit access and VMT under the Draft 2008 RTP Policy Alternative when compared to the Draft Baseline Alternative, which is intended to portray a "business as usual" growth scenario.

SCAG requested that the consultants Fregonese Associates (FA) determine which areas achieved the greatest benefit over Baseline from the land use changes in the Policy Alternative. The process involved several steps to complete. First, the mixed use areas in the Policy Alternative were highlighted for analysis. Second, the results of the 4D analysis were used to identify mixed use areas with strong potential. Third, the scores for each 4D indicator were standardized and combined into a composite score. The 4D indicators include walk opportunity, transit access, VMT reductions and housing density increases. Finally, cities were ranked based on the composite 4D score of areas within their boundaries.

The most significant benefits over Baseline are in communities that currently have limited mixed use development. The introduction of mixed use, main street or transit-oriented development in these areas could result in significant benefits.

This research can direct SCAG staff and consultants in recruiting efforts and site selection for future planning assistance through the Compass Blueprint program. Essentially, cities with areas that score well through this analysis can be seen as "best bang for the buck" opportunities, where direction of SCAG's planning assistance resources could potentially have the greatest benefit in helping to create local and regional transportation and quality of life improvements.

Top 25 Cities based on a normalized, composite score for all 5 of the 4D indicators:

| CITY |
| --- |
| Anaheim |
| Apple Valley |
| Calimesa |
| Coachella |
| Commerce |
| Corona |
| El Segundo |
| Hesperia |
| Imperial |
| Indio |
| Irvine |
| Irwindale |
| La Quinta |
| Lancaster |
| Ontario |
| Palm Desert |
| Perris |
| Rancho Cucamonga |
| Rancho Mirage |
| San Bernardino |
| Santa Fe Springs |
| Simi Valley |
| Temecula |
| Torrance |
| Ventura |

**SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS**

# **MEMO**

Cities in the top 20 for at least 2 of the indicators:

| City | # of indicators |
|------|-----------------|
| Anaheim | 3 |
| Camarillo | 2 |
| Corona | 2 |
| Culver City | 2 |
| El Segundo | 2 |
| Hesperia | 3 |
| Imperial | 3 |
| Irwindale | 3 |
| Los Angeles | 3 |
| Moreno Valley | 3 |
| Ontario | 3 |
| Palm Desert | 4 |
| Rancho Cucamonga | 2 |
| Rancho Mirage | 2 |
| Rosemead | 2 |
| San Bernardino | 4 |
| San Clemente | 2 |
| Santa Fe Springs | 2 |
| Yucca Valley | 2 |
| San Buenaventura | 3 |

**FISCAL IMPACT:**

Work associated with revised Strategic Opportunities Areas is included in Compass Blueprint (065), Growth Forecasting (055) and Blueprint Planning (290, 291) work elements.

Reviewed by: _____
*Division Manager*

Reviewed by: _____
*Department Director*

Reviewed by: _____
*Chief Financial Officer*

**SOUTHERN CALIFORNIA**
**ASSOCIATION of GOVERNMENTS**

| Subregion | City | Metro | City | Rail | BRT | API | PRIA | CP |
|---|---|---|---|---|---|---|---|---|
| Arroyo Verdugo Cities | Burbank | X | | X | | | X | |
| | Glendale | X | | X | | | X | |
| | La Canada Flintridge | | | | | | | X |
| Coachella Valley Association of Governments | Blythe | | | | | | | X |
| | Cathedral City | | | | | | | X |
| | Coachella | | | | | | | X |
| | Desert Hot Springs | | | | | | | X |
| | Indian Wells | | | | | | | X |
| | Indio | | | | | | | X |
| | La Quinta | | | | | | | X |
| | Palm Desert | | X | | | | | |
| | Palm Springs | | X | | | X | | |
| | Rancho Mirage | | | | | | | X |
| Gateway Cities | Artesia | | | | | | | X |
| | Avalon | | | | | | | X |
| | Bell | | | | X | | | |
| | Bell Gardens | | | | X | | | |
| | Bellflower | | | | | | | X |
| | Cerritos | | X | | | | | |
| | Commerce | | | X | X | X | | |
| | Compton | | | X | | | X | |
| | Cudahy | | | | | | | X |
| | Downey | | | X | | | | |
| | Hawaiian Gardens | | | | | | | X |
| | Huntington Park | | | | X | | X | |
| | La Habra Heights | | | | | | | X |
| | La Mirada | | | | | | | X |
| | Lakewood | | | | | | | X |
| | Long Beach | X | | X | | X | X | |
| | Lynwood | | | X | X | | | |
| | Maywood | | | | | | | X |
| | Norwalk | | | X | | | | |
| | Paramount | | | | | | | X |
| | Pico Rivera | | | | | | | X |
| | Santa Fe Springs | | | X | | | | |
| | Signal Hill | | | | | | | X |
| | South Gate | | | | X | | | |
| | Vernon | | | | X | | | |
| | Whittier | | | | | | | X |
| Imperial Valley Association of Governments | Brawley | | | | | | | X |
| | Calexico | | | | | X | | |
| | Calipatria | | | | | | | X |
| | El Centro | | X | | | | | |
| | Holtville | | | | | | | X |
| | Imperial | | | | | | | X |
| | Westmorland | | | | | | | X |
| Los Angeles City | Los Angeles | X | | X | X | X | X | |
| | San Fernando | | | X | | | | |

| Subregion | City | Metro | City | Rail | BRT | API | PRIA | CP |
|---|---|---|---|---|---|---|---|---|
| Las Virgenes | Agoura Hills | | | | | | | X |
| Malibu Council | Calabasas | | | | | | | X |
| of Governments | Hidden Hills | | | | | | | X |
| | Malibu | | | | | | | X |
| | Westlake Village | | | | | | | X |
| N. Los Angeles | Lancaster | | X | X | | | X | |
| County | Palmdale | | X | X | | X | X | |
| | Santa Clarita | | X | X | | | X | |
| Orange County | Aliso Viejo | | | | | | | X |
| Council of | Anaheim | X | | X | | | X | |
| Governments | Brea | | X | | | | | |
| | Buena Park | | | X | | | | |
| | Costa Mesa | | | | | X | X | |
| | Cypress | | | | | | X | |
| | Dana Point | | | | | | | X |
| | Fountain Valley | | | | | | | X |
| | Fullerton | | | X | | | | |
| | Garden Grove | | | | | | X | |
| | Huntington Beach | | X | | | | | |
| | Irvine | X | | X | | | | |
| | La Habra | | | | | | | X |
| | La Palma | | | | | | | X |
| | Laguna Beach | | | | | | | X |
| | Laguna Hills | | | | | | | X |
| | Laguna Niguel | | | X | | | | |
| | Laguna Woods | | | | | | | X |
| | Lake Forest | | | | | | | X |
| | Los Alamitos | | | | | | | X |
| | Mission Viejo | | | | | | | X |
| | Newport Beach | | | | | | X | |
| | Orange | | | X | | | | |
| | Placentia | | | | | | | X |
| | Rancho Santa Margarita | | | | | | | X |
| | San Clemente | | | X | | | | |
| | San Juan Capistrano | | | X | | | | |
| | Santa Ana | X | | X | | X | X | |
| | Seal Beach | | | | | | | X |
| | Stanton | | | | | | | X |
| | Tustin | | | X | | | | |
| | Villa Park | | | | | | | X |
| | Westminster | | | | | | X | |
| | Yorba Linda | | | X | | | | |
| San Bernardino | Adelanto | | | | | | | X |
| Associated | Apple Valley | | | | | | | X |
| Governments | Barstow | | | | | X | | |
| | Big Bear Lake | | | | | | | X |
| | Chino | | | | | | | X |
| | Chino Hills | | | | | | | X |

| Subregion | City | Metro | City | Rail | BRT | API | PRIA | CP |
|---|---|---|---|---|---|---|---|---|
| San Bernardino Associated Governments (Continued) | Colton | | | | | | | X |
| | Fontana | | | X | | | | |
| | Grand Terrace | | | | | | | X |
| | Hesperia | | | | | | | X |
| | Highland | | | | | | | X |
| | Loma Linda | | | | | | | X |
| | Montclair | | | X | | | | |
| | Needles | | | | | | | X |
| | Ontario | X | | X | | X | X | |
| | Rancho Cucamonga | | | X | | | | |
| | Redlands | | | X | | | | |
| | Rialto | | | X | | | | |
| | San Bernardino | X | | X | | X | X | |
| | Twentynine Palms | | | | | | | X |
| | Upland | | | X | | | | |
| | Victorville | | X | X | | X | | |
| | Yucaipa | | | | | | | X |
| | Yucca Valley | | | | | | | X |
| South Bay Cities Council of Governments | Carson | | | | | | X | |
| | El Segundo | | | X | | | X | |
| | Gardena | | | | X | | | |
| | Hawthorne | | | X | X | | X | |
| | Hermosa Beach | | | | | | X | |
| | Inglewood | | | X | X | X | X | |
| | Lawndale | | | | | | | X |
| | Lomita | | | | | | | X |
| | Manhattan Beach | | | | | | | X |
| | Palos Verdes Estates | | | | | | | X |
| | Rancho Palos Verdes | | | | | | | X |
| | Redondo Beach | | X | X | X | | X | |
| | Rolling Hills | | | | | | | X |
| | Rolling Hills Estates | | | | | | | X |
| | Torrance | | | | | | X | |
| San Gabriel Valley Council of Governments | Alhambra | | | | | | | X |
| | Arcadia | | | X | | | | |
| | Azusa | | | X | | | X | |
| | Baldwin Park | | | X | | | | |
| | Bradbury | | | | | | | X |
| | Claremont | | | X | | | | |
| | Covina | | | X | | | | |
| | Diamond Bar | | | | | | | X |
| | Duarte | | | X | | | | |
| | El Monte | | | X | | | X | |
| | Glendora | | | X | | | | |
| | Industry | | | X | | X | | |
| | Irwindale | | | X | | X | | |
| | La Puente | | | | | | | X |
| | La Verne | | | X | | | X | |

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| Subregion | City | Metro | City | Rail | BRT | API | PRIA | CP |
|---|---|---|---|---|---|---|---|---|
| San Gabriel Valley Council of Governments (Continued) | Monrovia | | | X | | | | |
| | Montebello | | | X | | | | |
| | Monterey Park | | | | | | X | |
| | Pasadena | | X | X | | | X | |
| | Pomona | | | X | | | X | |
| | Rosemead | | | | | | X | |
| | San Dimas | | | X | | | | |
| | San Gabriel | | | | | | | X |
| | San Marino | | | | | | | X |
| | Sierra Madre | | | | | | | X |
| | South El Monte | | | | | | | X |
| | South Pasadena | | | X | | | | |
| | Temple City | | | | | | | X |
| | Walnut | | | | | | | X |
| | West Covina | | | X | | | | |
| Ventura Council of Governments | Camarillo | | | X | | | X | |
| | Fillmore | | | | | | | X |
| | Moorpark | | | X | | | | |
| | Ojai | | | | | | | X |
| | Oxnard | | | X | | X | | |
| | Port Hueneme | | | | | X | | |
| | San Buenaventura | | X | X | | | | |
| | Santa Paula | | | | | | | X |
| | Simi Valley | | | X | | | | |
| | Thousand Oaks | | | | | | | X |
| Westside Cities | Beverly Hills | | | X | X | | | |
| | Culver City | | | X | | | X | |
| | Santa Monica | | X | X | X | | X | |
| | West Hollywood | | | | X | | X | |
| Western Riverside Council of Governments | Banning | | | | | | | X |
| | Beaumont | | | | | | | X |
| | Calimesa | | | | | | | X |
| | Canyon Lake | | | | | | | X |
| | Corona | | | X | X | | X | |
| | Hemet | | X | X | | | | |
| | Lake Elsinore | | | | | | | X |
| | Moreno Valley | | | | X | | X | |
| | Murrieta | | | | | | | X |
| | Norco | | | | | | | X |
| | Perris | | | X | | | | |
| | Riverside | | X | X | X | | X | |
| | San Jacinto | | X | X | | | | |
| | Temecula | | | | | | | X |

**Legend**

| | | | |
|---|---|---|---|
| Metro: | Metro Center | City: | City Center |
| Rail: | Rail Transit Stops | BRT: | Bus Rapid Transit Corridor |
| API: | Airports, Ports, & Industrial Centers | PRIA: | Priority Residential In-fill Areas |
| CP: | Compass Principles Priority Areas | | |

2008 RTP Strategic
Growth Opportunity
Areas Analysis

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